145.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,200 / 724,200
					USE VALUE:	724,200 / 724,200
					ASSESSED:	724,200 / 724,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAHMOON REBECCA
Owner 2:	
Owner 3:	
Street 1:	3 WALL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1382 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6534.000	231,400		492,800	724,200
Total Card	0.150	231,400		492,800	724,200
Total Parcel	0.150	231,400		492,800	724,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.02 /Parcel: 524.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95649

GIS Ref

GIS Ref

Insp Date 04/19/18

!11393!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,400	0	6,534.	492,800	724,200		Year end	12/23/2021
2021	101	FV	223,700	0	6,534.	492,800	716,500		Year End Roll	12/10/2020
2020	101	FV	223,700	0	6,534.	492,800	716,500	716,500	Year End Roll	12/18/2019
2019	101	FV	191,800	0	6,534.	462,000	653,800	653,800	Year End Roll	1/3/2019
2018	101	FV	214,600	0	6,534.	381,900	596,500	596,500	Year End Roll	12/20/2017
2017	101	FV	214,600	0	6,534.	351,100	565,700	565,700	Year End Roll	1/3/2017
2016	101	FV	214,600	0	6,534.	320,300	534,900	534,900	Year End	1/4/2016
2015	101	FV	202,900	0	6,534.	314,200	517,100	517,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:26:37

LAST REV

Date	Time
05/09/18	12:59:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13013-465		7/9/1976		37,500	No	No	N	

USER DEFINED

Prior Id # 1:	95649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2011	246	Re-Roof	6,000					
2/29/2008	164	Add Bath	4,750			G9	GR FY09	add 1/2 bath
5/6/2004	413	Redo Kit	26,509	C		G6	GR FY06	REPL KIT CABS REPL

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	163	PATRIOT
3/22/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing N/C	264	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6534		Sq. Ft.	Site		0	80.	0.94	9									492,815						492,800	

Total AC/HA:	0.15000	Total SF/SM:	6534	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	492,815	Spl Credit		Total:	492,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	85743
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335338
Depreciation:	103955
Depreciated Total:	231383

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

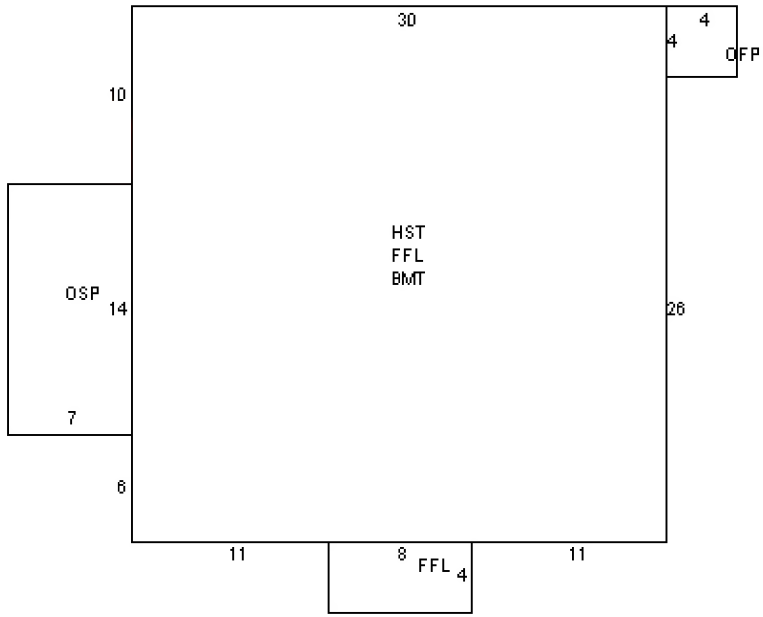
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	96.58
Final Total:	231400	Val/Su SzAd	167.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	932	148.490	138,388
BMT	Basement	900	44.550	40,091
HST	Half Story	450	148.490	66,818
OSP	Screen Porch	98	36.670	3,593
OFP	Open Porch	16	44.000	704

Net Sketched Area:	2,396			Total:	249,594
Size Ad	1382	Gross Area	2846	FinArea	1382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	